

159.0

0008

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

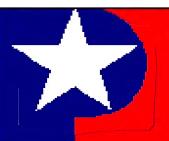
715,300 / 715,300

USE VALUE:

715,300 / 715,300

ASSESSED:

715,300 / 715,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARVIS GEORGE B &
Owner 2:	BAKER SUSAN A
Owner 3:	

Street 1: 172 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JARVIS GEORGE B -

Owner 2: -

Street 1: 172 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,018 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1343 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7018		Sq. Ft.	Site		0	70.	0.90	7									441,377						441,400	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										7018.000		273,900				441,400		715,300							
Total Card										0.161		273,900				441,400		715,300		Entered Lot Size					
Total Parcel										0.161		273,900				441,400		715,300		Total Land:					
Source:										Market Adj Cost		Total Value per SQ unit /Card:		532.61		/Parcel: 532.6		Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr										Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Date		Parcel ID	
2020	101	FV								273,900		0		7,018.		441,400		715,300		715,300		Year End Roll		12/18/2019		12444!					
2019	101	FV								225,800		0		7,018.		441,400		667,200		667,200		Year End Roll		1/3/2019							
2018	101	FV								225,800		0		7,018.		372,000		597,800		597,800		Year End Roll		12/20/2017							
2017	101	FV								225,800		0		7,018.		340,500		566,300		566,300		Year End Roll		1/3/2017							
2016	101	FV								208,100		2400		7,018.		290,000		500,500		500,500		Year End		1/4/2016							
2015	101	FV								195,600		2400		7,018.		252,200		450,200		450,200		Year End Roll		12/11/2014							
2014	101	FV								195,600		2400		7,018.		233,300		431,300		431,300		Year End Roll		12/16/2013							
2013	101	FV								195,600		2400		7,018.		222,000		420,000		420,000				12/13/2012							

SALES INFORMATION

Grantor										Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes		PAT ACCT.	
JARVIS GEORGE B										1497-22				9/19/2016		Convenience			1	No	No								
ZWICKER DAISY M										1346-28				10/26/2007				382,000		No	No								
ZWICKER LORNE E										1248-97				2/15/2002		Family			1	No	No								
										469-573				1/1/1901					No	No	N								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/16/2015	1344	Addition	354,940	9/16/2015				Build new14x32 fir	8/17/2016	Meas/Inspect	DGM	D Mann
6/9/2010	613	Manual	5,500						8/8/2016	Left Notice	DGM	D Mann
8/19/2009	718	Redo Kit	34,000						8/8/2016	Measured	DGM	D Mann
									8/8/2016	Permit Visit	DGM	D Mann
									12/3/2008	MLS	MM	Mary M
									10/25/2008	Meas/Inspect	189	PATRIOT
									12/3/1999	Meas/Inspect	272	PATRIOT
									7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

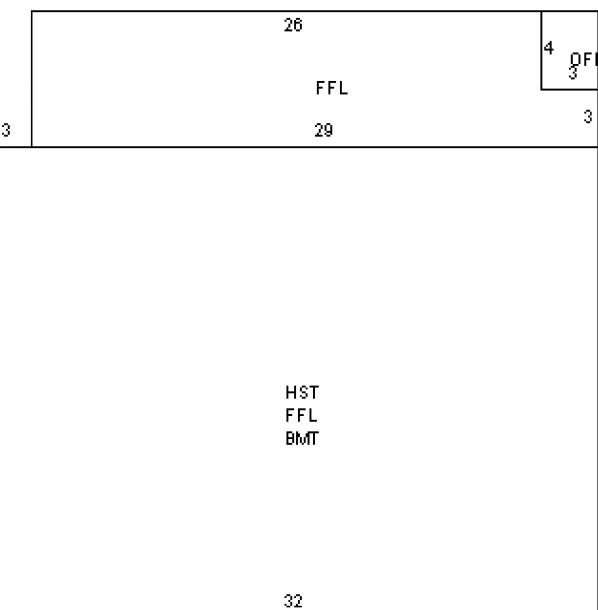
Type:	5 - Cape	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1947
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	141.736
Other Features:	83472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307007
Depreciation:	33157
Depreciated Total:	273850

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	141.74	
Special Features:	0	Val/Su Net:	129.02	
Final Total:	273900	Val/Su SzAd:	203.95	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X5	A	AV	1980	0.00	T	31.2	101						

More: N Total Yard Items: [] Total Special Features: [] Total:

PARCEL ID 159.0-0008-0022.0

IMAGE

AssessPro Patriot Properties, Inc